

7906

9858/08

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 366244



03-11-2008

Serial No : 27,597

Denomination : 100

Purchased By :

John Alford

100000

100000

MEHTA & MODI HOMES

Sub Registered
Ex. Officio Stamp Vendor
S.S.O., C&IG Office, Hyd

SALE DEED

This Sale Deed is made and executed on this the 3rd day of November, 2008 at Secunderabad and between:

M/s. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 38 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 57 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

MRS. A. SUSEELA, WIFE OF MR. A. SUDHAKAR, aged about 49 years, residing at 304, Mahalaxmi Towers, Shiv Bagh, Amecrpet, Hyderabad - 500 016, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MEHTA & MODI HOMES

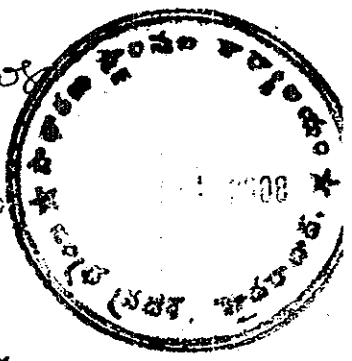
For MEHTA & MODI HOMES

[Signature]
Partner

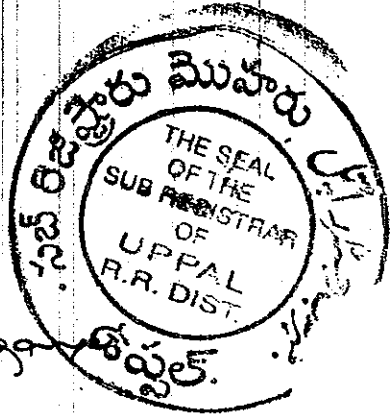
[Signature]
Partner

CERTIFICATE	
Certification of the following amounts have been paid in respect of this document:	
I. Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (U/s 41 of I.S.A. 1893).....	Rs. 500/-
3. in the shape of cash (U/s 41 of I.S.A. 1893).....	Rs. ---
4. adjustment of stamp duty U/s 16 of I.S. Act. 1898, if any.....	Rs. ---
II. Transfer Duty:	
1. in the shape of challan.....	Rs. ---
2. in the shape of cash.....	Rs. ---
III. Registration fee:	
1. in the shape of challan.....	Rs. 3100/-
2. in the shape of cash.....	Rs. ---
IV. User Charges:	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. ---
Stamp Register No. <u>100</u>	Total Rs. <u>4100/-</u>

1 వ పుస్తకం నెంబర్..... సెక్షన్ 107
 దస్తావేజును సమర్పించుట కొరతము
 సంఖ్య: 1 కు కొరతము వదు
 సెక్షన్: 1



సబ్-రిజిస్ట్రార్



1920- వ.శ.సా.కె.కె.కె. మా సం. 12 వ తేది
 పగలు..... మరియు..... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో
 శ్రీ... K. Prabhakar Reddy...
 కిట్టెచన్ చట్టము, 1903 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
 మరియు వేలముద్రాలతో సహా దాఖలు చేసి
 చుసుము రూ. 4100/- డిల్లించినారు.
 Receipt No. 831998 Dtl. 11/07 Vid
 Malsiguda Branch Secbad

ప్రా. పుస్తకం నెంబర్ 100
 ఏడను బ్రౌటనవేలు

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O), 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-61, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 201/11/06
 dated 26.3.06 registered at SRO, Uppal
 Ranga Reddy District.

Venkat Ramana Reddy S/o. Anjan Reddy
 occ. Service R/o. 11-187/2, Green Hills Colony,
 Hyderabad.
 G. Prateep Kumar S/o. G. Dhaukray
 Business R/o. Gowdipally, Sec Bad

200 గ్రా.వ.సం. నెంబర్..... సెక్షన్ 3 వ తేది
 1920 వ.శ.సా.కె.కె.కె. మా సం. 12 వ తేది

సబ్-రిజిస్ట్రార్

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-09 Gt. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	1756/2004	13/02/2004	202 Sq. Yds.
2.	1757/2004	13/02/2004	202 Sq. Yds.
3.	1758/2004	13/02/2004	202 Sq. Yds.
4.	1759/2004	13/02/2004	202 Sq. Yds.
5.	1760/2004	13/02/2004	202 Sq. Yds.
6.	2556/2004	01/03/2004	202 Sq. Yds
7.	2557/2004	01/03/2004	202 Sq. Yds
8.	2558/2004	01/03/2004	202 Sq. Yds
9.	2559/2004	01/03/2004	202 Sq. Yds
10.	2560/2004	01/03/2004	202 Sq. Yds
11.	11573/2004	23/11/2004	Ac. 0-38 Gts.
12.	1655/2005	21/02/2005	Ac. 0-25 Gts.
13.	2247/2005	11/03/2005	Ac. 1-22 Gts.
14.	4973/2005	21/05/2005	Ac. 0-15 ½ Gts.
15.	4974/2005	21/05/2005	Ac. 0-29 1/3 Gts.
16.	6495/2005	07/07/2005	Ac. 1-22 ½ Gts.

All the above Sale Deeds are registered at the office of the Sub-Registrar, Uppal, R. R. District.

- B) Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
- C) The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District. The Scheduled Land forms a portion of the said land. The Vendor has purchased the Scheduled Land by virtue of the above referred sale deeds which were executed by Sri Kasula Shankar Goud, S/o. Sri Rajaiah and Sri P. Sanjeeva Reddy, represented by its Agreement of Sale cum General Power of Attorney holder Sri Kasula Shankar Goud.
- D) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout from HUDA vide Permit No. 03/MP2/HUDA/2006 dated 15.02.2006.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

1వ పుస్తకం కి.కె. సంగ్రహం
 దస్తావేజులు కి.కె. సంగ్రహం
 సంఖ్య... 9... కి.కె. సంగ్రహం
 సంఖ్య... 2...

సబ్-రిజిస్ట్రార్

Registration Under Section 42 of Act II of 1908
 No. 9858 of 2008 Date 3/11/08

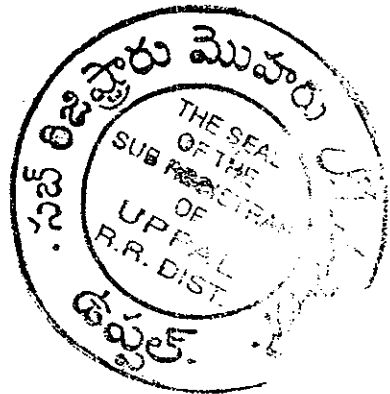
I hereby certify that the proper deficit
 stamp duty of Rs. 50780/- Rupees Fifty thousand
 Seven hundred and Eighty only
 has been levied in respect of this instrument
 from Sri. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 6,36,000/- being
 higher than the consideration agreed Market
 Value.

R.O. Uppal
 dated 3/11/08

Sub Registrar
 and Collector U/S 412
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 50780/- towards Stamp Duty
 including Tax on duty of Rs. 2180/-
 towards Registration Fee was paid by the part.
 through Chitani Receipt No. 831998
 Dated 1/11/08 at SBH Habalguda Branch Sec. Cal.



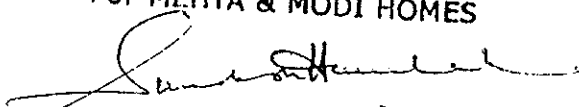
S.B.H. Habalguda
 A/c No. 01000050700
 S.B.O. Uppal.

E) The Vendee is desirous of purchasing a plot of land bearing no. 228, admeasuring 318 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs. 6,36,000/- (Rupees Six Lakhs Thirty Six Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 228, admeasuring 318 sq. yds. forming part of Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 6,36,000/- (Rupees Six Lakhs Thirty Six Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Plot.
3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Plot it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Plot unto and in favour of the Vendee in the concerned departments.
6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Plot payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
7. Stamp duty and Registration amount of Rs. 54,060/- is paid by way of challan no. 831778, dated 01.11.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

FOR MEHTA & MODI HOMES


Partner

FOR MEHTA & MODI HOMES

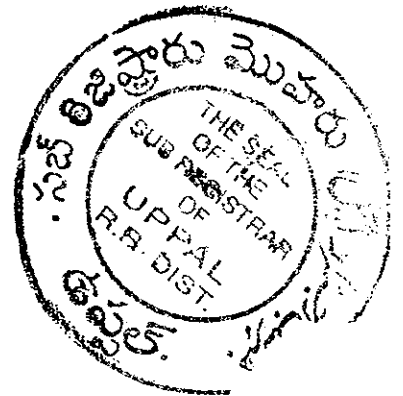

Partner

1 వ పుస్తకము గీర్వీక్...సంఖ్య 108
దస్తావేజాల మొదల కాగితముల
సంఖ్య...9...న కాగితపు వరుస
సంఖ్య...3.....

సబ్-రిజిస్ట్రార్

1 వ పుస్తకము గీర్వీక్ (కా.వి) పు... 9858/08
నింబరుగా రిజిస్ట్రారు మొదల కాగితముల వరుస
సంఖ్యను నింబరు 9858...న కాగితపు వరుస
2008 సంవత్సరం నెం... 3.....

రిజిస్ట్రారు



SCHEDULED PLOT

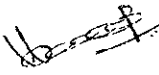
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 228, admeasuring about 318 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 229
South	40' wide road
East	Plot No. 227
West	40' wide road

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSESS:

1.

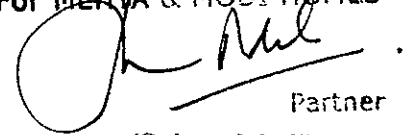


(Venkatakrishna Reddy)

2.



For MEHTA & MODI HOMES

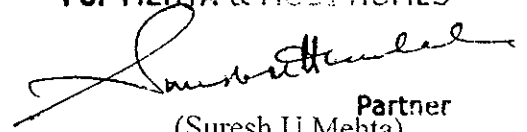


Partner

(Soham Modi)

VENDOR

For MEHTA & MODI HOMES



Partner

(Suresh U Mehta)

VENDOR

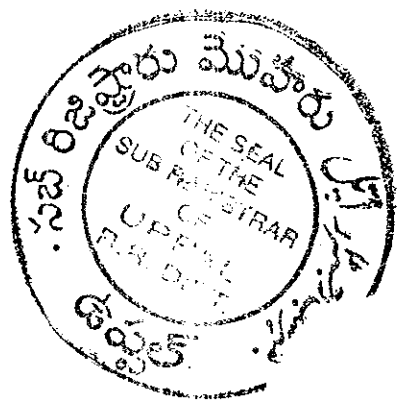
A. S. S. S. S. S.

VENDEE

శ్రీ 28. నవంబరు 2018

కాగితమున
చేయవలెనని
అనుమతి

సహాయక
సర్కారు



REGISTRATION PLAN SHOWING

PLOT NO. 228, FORMING A PART

IN SURVEY NO. 291

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR: M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: MRS. A. SUSEELA, WIFE OF MR. A. SUDHAKAR

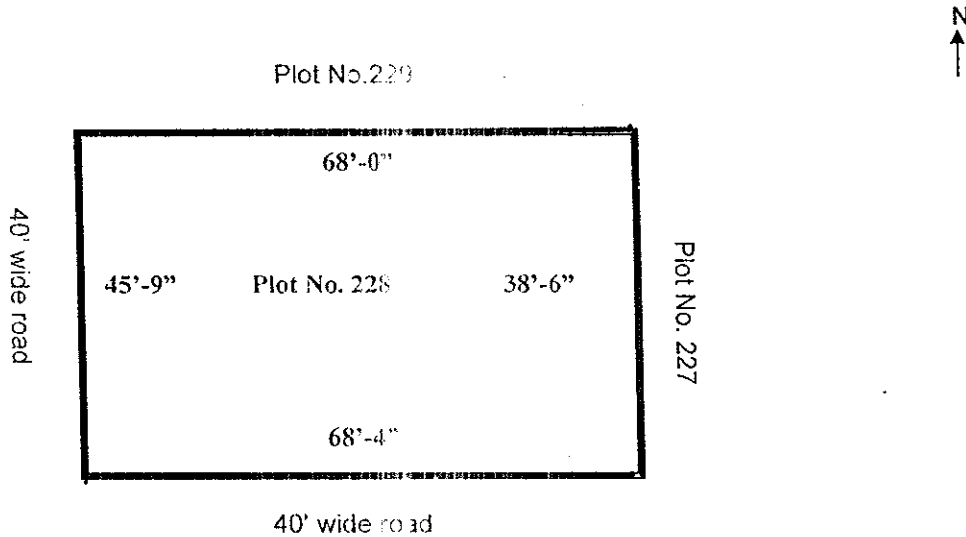
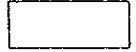
REFERENCE:
AREA: 318

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

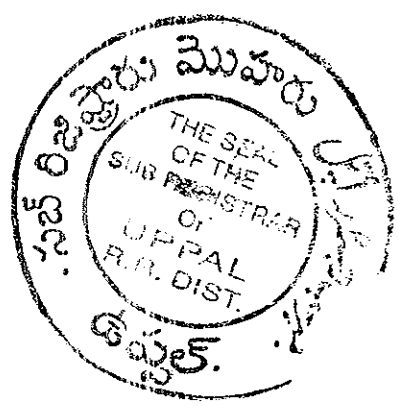
Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

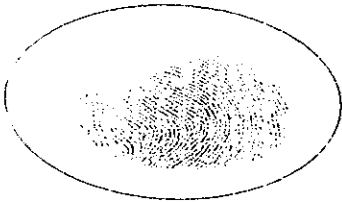
శ్రీ వాణిజ్యముగి కె.కె.పెరింగుల
పాపంపాపానికముల
నం. 9
పాపంపాపానికముల

...



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

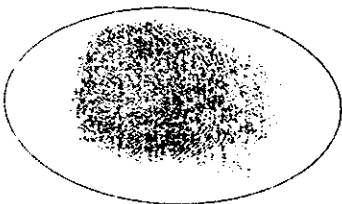
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
---------	--	--	--



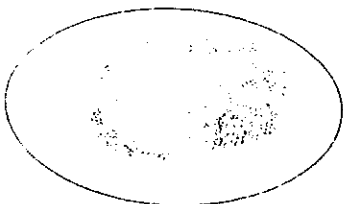
VENDOR:

M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS PARTNERS

1. MR. SOHAM MODI
S/O. MR. SATISH MODI

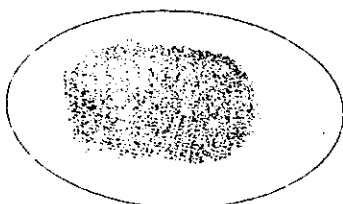


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSIOM, M. G. ROAD
SECUNDERABAD - 500 003



GPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 201/BK/IV/2006, Dt. 26.08.2006:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.



BUYER:

MRS. A. SUSEELA
W/O. MR. A. SUDHAKAR
R/O. 304, MAHALAXMI TOWERS
SHIV BAGH
AMEERPET
HYDERABAD - 500 016

SIGNATURE OF WITNESSES:

[Handwritten signature]

[Handwritten signature]

For MEHTA & MODI HOMES

[Handwritten signature]
Partner

For MEHTA & MODI HOMES

[Handwritten signature]
Partner

SIGNATURE OF THE EXECUTANTS

[Handwritten signature: A. Suseela]

SIGNATURE OF THE BUYER

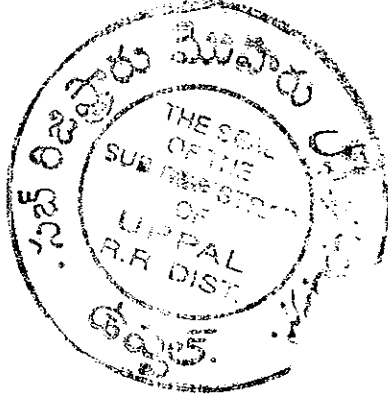
1. పత్తకము గ.వ.క... సంఖ్య 108

రెవెన్యూ డివిజన్ కారితముల

సంఖ్య 9... కారితపు వరుణ

...

సబ్-రిజిస్ట్రార్



Family Members Details

S. No.	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/53	53
3	Hari	Son	1977-08-10	27

D.P.L. No.114
 BHARAT SCOUTS & GUIDES
 CPARADISE, SEC 13AD
 16/02/2006
 16/02/2006
 16/02/2006

PERMANENT ACCOUNT NUMBER

AE5MP16725H

FOR NAME
SOMAN SATESH MODI

FATHER'S NAME
SATTISH MANILAL MODI

DATE OF BIRTH
03-10-1969

SIGNATURE
Soman Modi

Joint Commissioner of Income-tax, Andhra Pradesh
 100620018

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

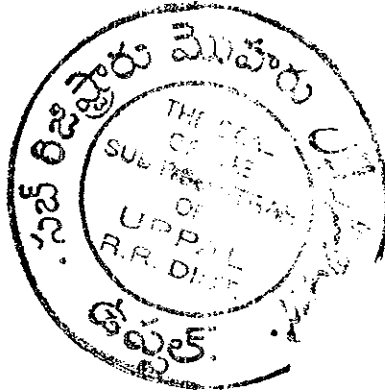
PRABHAKAR REDDY K
PADMA REDDY KAMINI
15/01/1974
Permanent Account Number
AWSP8104E

Prabhakar
Signature

100620018

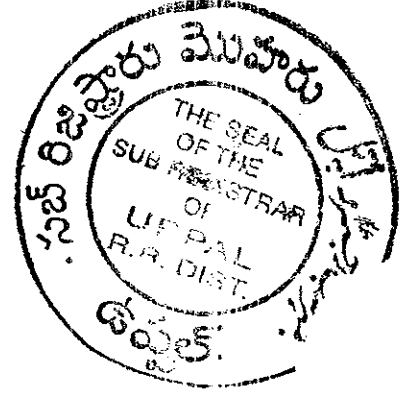
చిట్టెంపా 9858 నంబర్ (జి)
సబ్ డివిజన్ ఆఫ్ సబ్ డివిజన్
నంబర్ 9 నంబర్ డివిజన్
నంబర్ 7

సబ్ డివిజన్



వ పుస్తకము 2015-16 సంవత్సరం
దస్తావేజాల వెబ్ సైటు కాగితముల
సంఖ్య.....9..... ఈ కార్యక్రమమునకు
సంఖ్య.....8.....

పబ్-రిజిస్ట్రార్





1 వ పుస్తకము గి. గి. గి. సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... ఇ... ఈ కాగితపు వరుస
సంఖ్య..... ఇ.....

పబ్-రెజిస్ట్రార్

